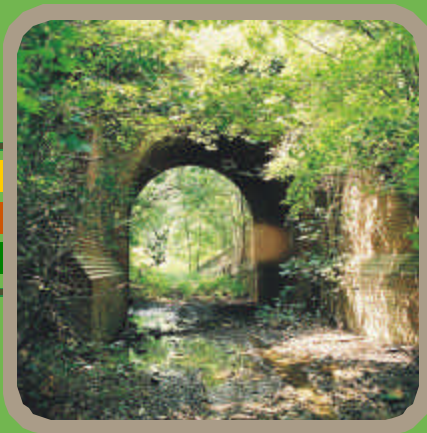


# Laurel Hill Park

## Draft Conceptual Development Plan

Public Hearing

May 4, 2004



*Prepared by:*  
**Fairfax County Park Authority**  
*with assistance from*

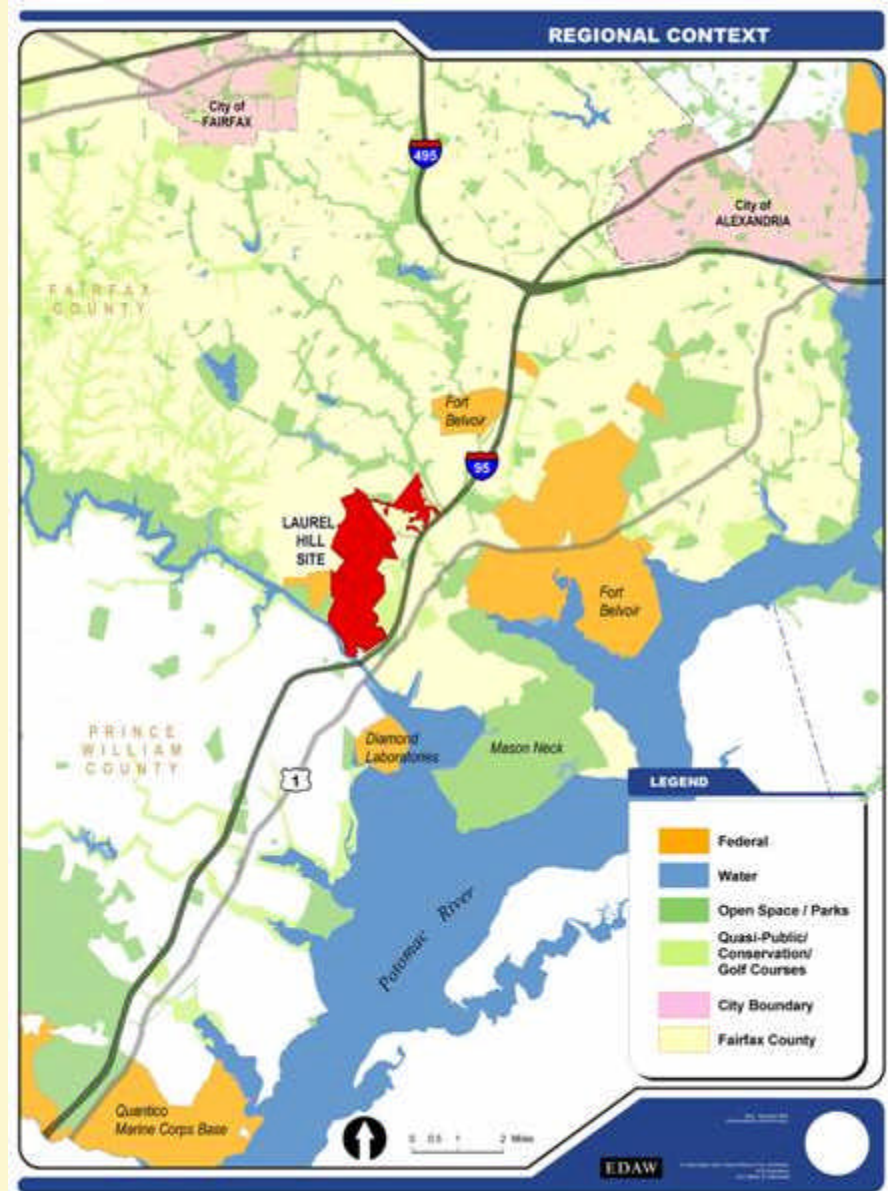
**EDAW**

*In association with:*  
**VHB, JMA, ERA and HWF Architects**



## Introduction

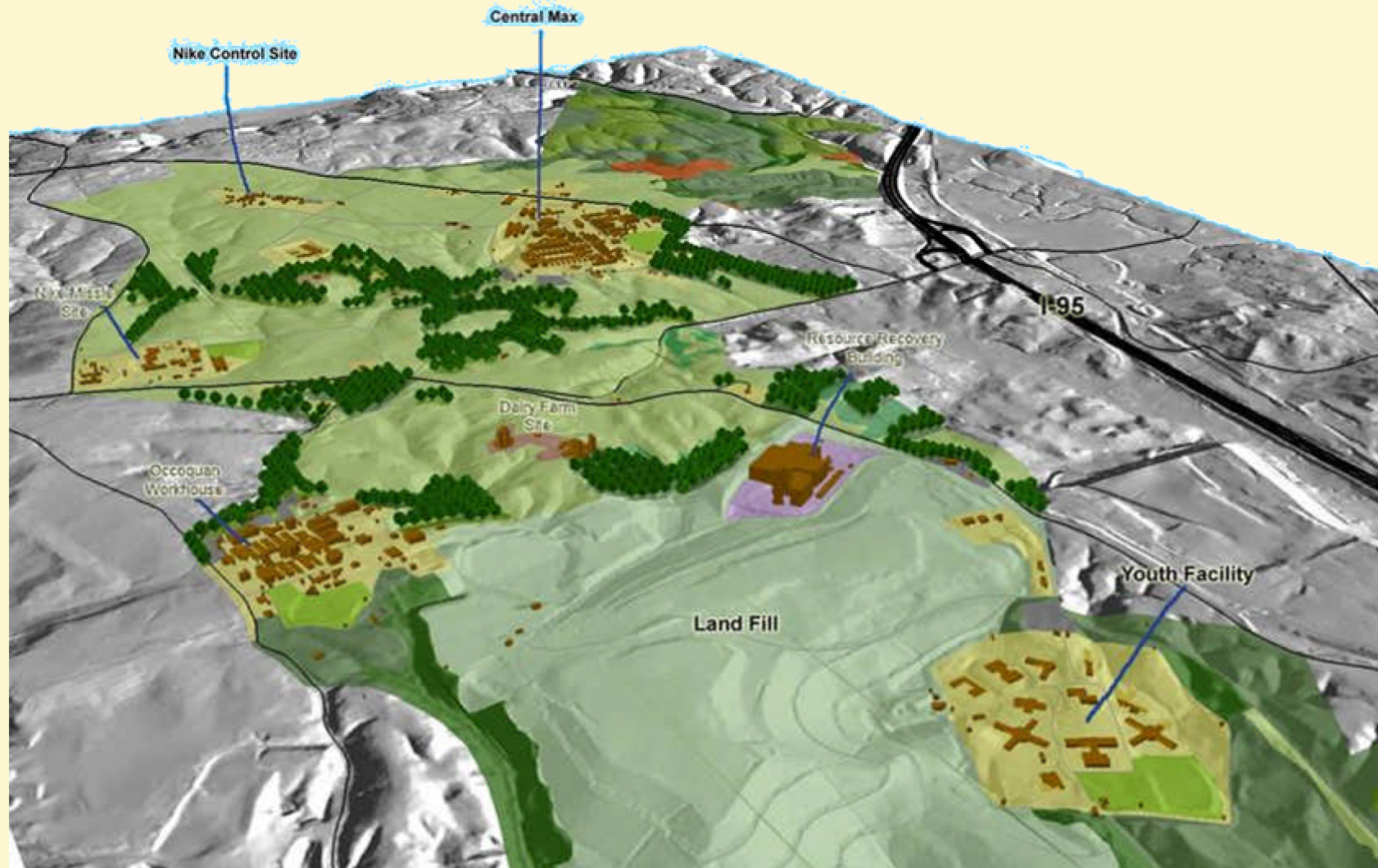
- **Laurel Hill Property was transferred from the Federal Government in July 2002**
- **Laurel Hill Park refers to a portion of the property, set within the larger boundaries of the site, which makes up the entire former Lorton Prison**
- **This project is one of the most ambitious planning efforts to date of the Fairfax County Park Authority**
- **This Conceptual Development Plan (CDP) describes Laurel Hill Park's existing natural and cultural resources, and outlines a conceptual plan for the park's future use.**



# **Laurel Hill**

## **Background and History**

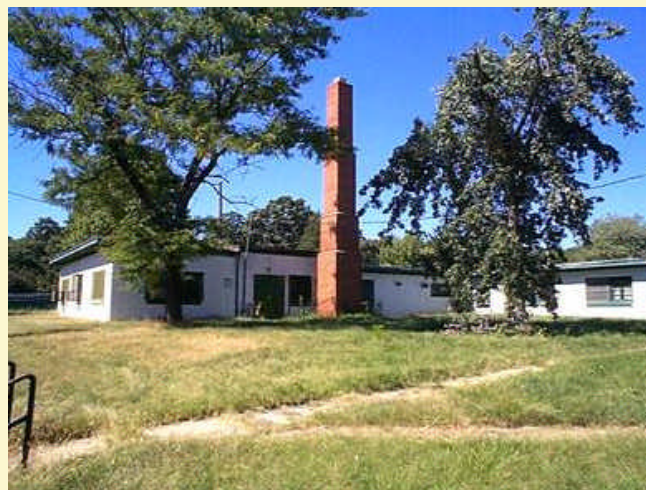
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## History

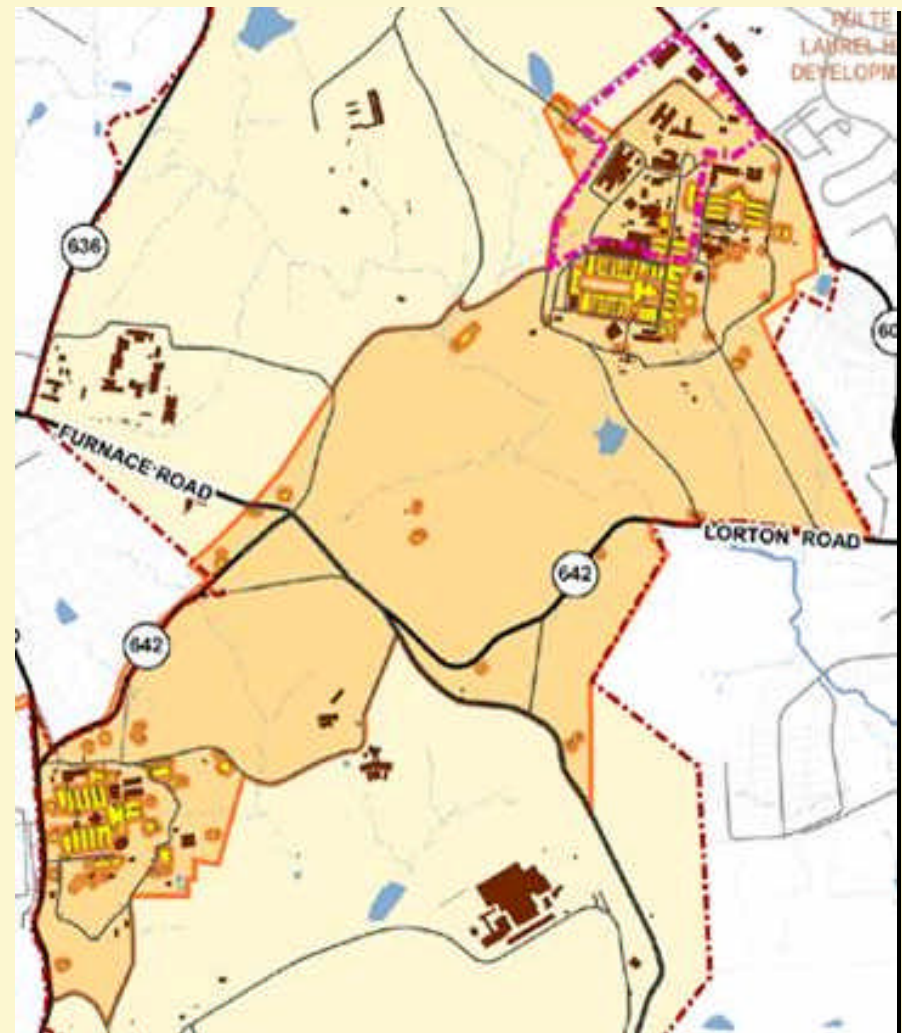
- Prehistoric - (Native American)
- Laurel Hill House (c. 1766) - Home of Revolutionary War Patriot Major William Lindsay
- Progressive Period / Establishment of prison on site - 1908
- Cold War /Nike sites – 1954
- Property Transfer to Fairfax County – 2002
- Parkland – Present Planning





## Historic District

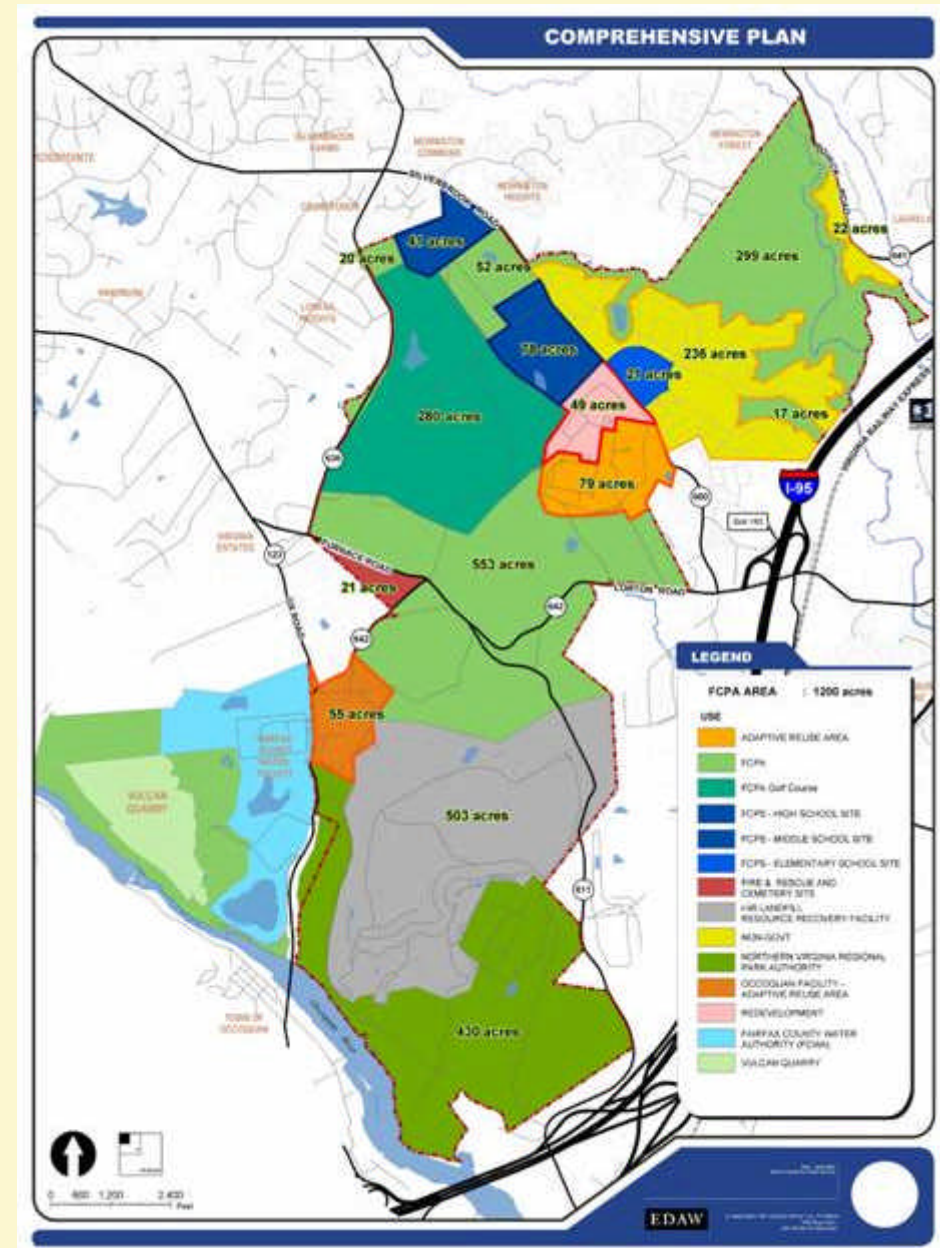
- Property surveyed per requirements of Section 106 of the National Historic Preservation Act
- National Register-Eligible Historic District - 552 acres
- Survey existing structures found:
  - 136 Contributing (Historic) Structures
- Memorandum of Agreement Emphasizes Preservation of Historic Structures
- Stipulates Identification, evaluation and Treatment of Archaeological Resources in the Historic District





## Adopted Comprehensive Plan

- Majority of the 3,200 acres to remain publicly owned
- Contributing structures to be adaptively re-used when feasible
- Public Golf Course Development
- Design for connectivity and bike/ pedestrian circulation
- Balance recreational use of land and preservation of natural resources





## Projects Underway

- **Park Master Plan**
- **Interim Use of Ballfields**
- **Laurel Hill Golf Course**
- **New Laurel Hill Residential Community**
- **Spring Hill Active Adult Community**
- **South County High School**
  
- **Re-Use Areas**
- **Lorton Arts Foundation**
- **Adaptive Re-Use Task Force**



“South County” High School, Fall 2005

# **Laurel Hill Park**

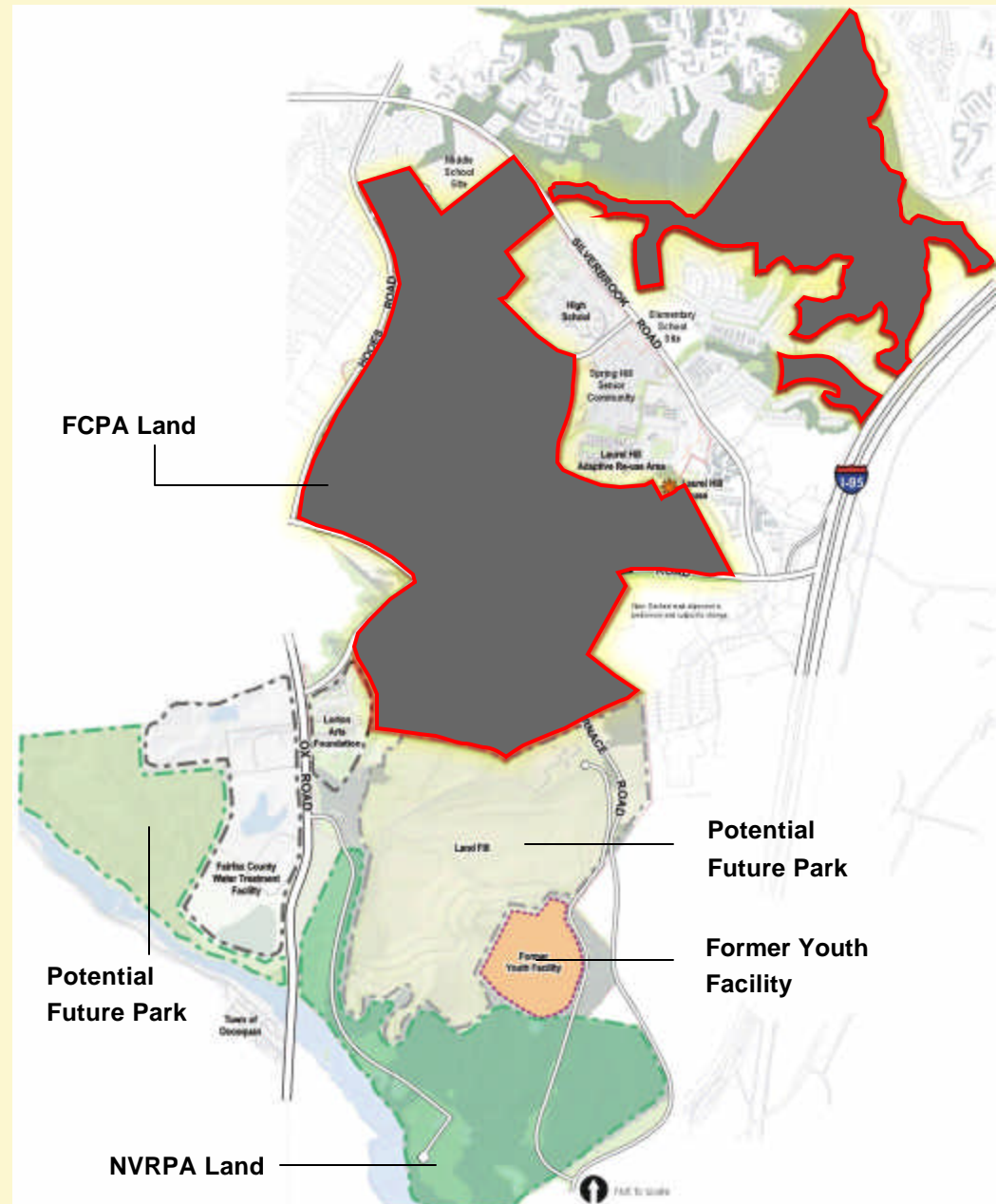
## **Draft Conceptual Development Plan**

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## Laurel Hill Park

- Laurel Hill Park Draft CDP primarily focuses on 1200 acres of the total 3200 acres
- Fairfax County Park Authority and Northern Virginia Regional Park Authority are separately drafting conceptual development plans but jointly planning the former Youth Facility
- Classified as a Countywide Park, which includes elements of District and Community and Neighborhood Parks.
- Park land to be used for various recreation and cultural uses and open space protection





## Park Planning Process

1

### Initial Park Planning Process with Public

- Initial public meeting to outline park planning process
- Stakeholder meetings; solicit ideas / concepts
- Interactive Website
- Workshops events and tours
- Public meetings for plan review and comment

2

### Draft Conceptual Development Plan

- Analyze public comments
- Integrate input received
- Complete **draft conceptual development** plan
- Solicit Public Comment, make plan refinements
- With Park Authority Board approval, move to **Public Hearing**
- Solicit additional public comment, make additional plan refinements

3

### Final Conceptual Development Plan

- Present to Park Authority Board for final review & approval



## Conceptual Development Plans

- Serves as a guide for all future planning, design and programming at the park
- Describes the existing conditions and facilities within the park and identifies opportunities and constraints
- Meant to be general and flexible to allow for adjustment with the changing needs / interests of park visitors
- Contains descriptions of the concept plan elements, design concerns and shows the general locations of the recommended elements.



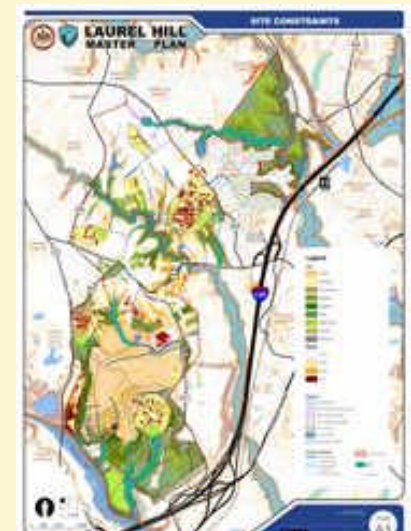
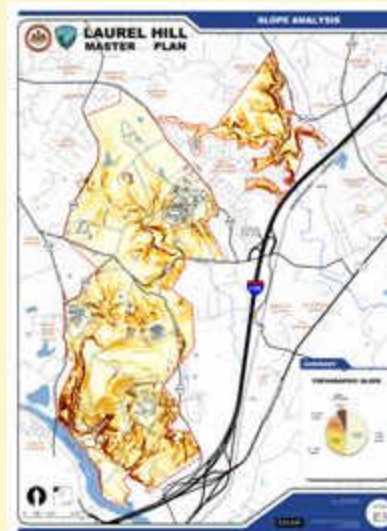
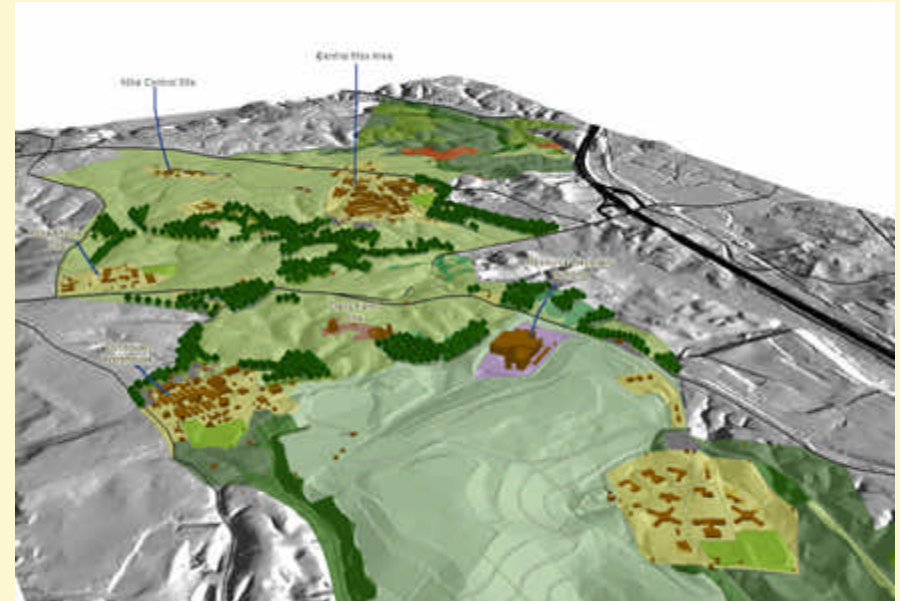
## Key Development Factors

### Natural Resource Opportunities & Constraints:

- Protect Steep Slopes and Environmentally Sensitive Areas
- Link with Adjacent Planned Land Uses
- Develop Appropriate Level Areas for Active Recreation

### Cultural Resources

- Identify, Evaluate & Treat Archaeological Resources
- Protect Significant Archaeological and Architectural resources
- Develop Interpretation Plan





## Key Development Factors

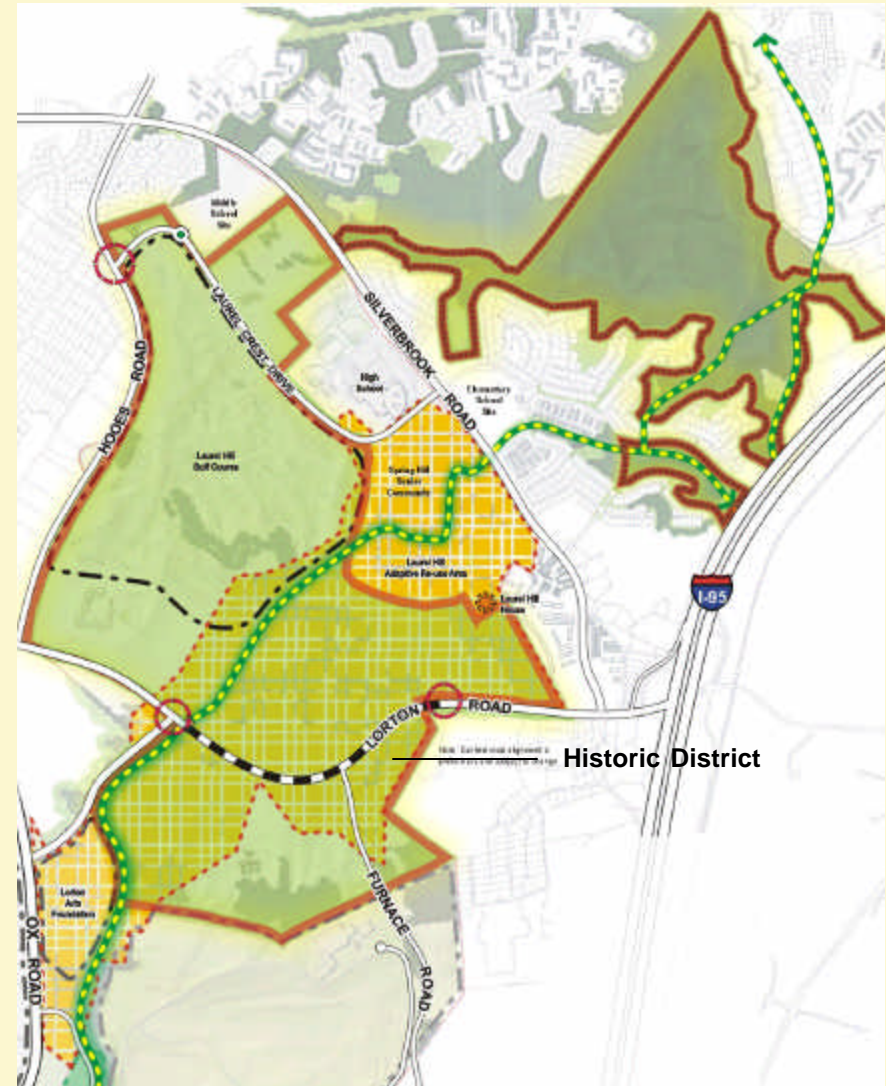
### Historic District :

- Preserve and respect character of historic landscape
- Promote compatible uses

### Needs Assessment

FCPA Needs Assessment Developed in 2004

- Playgrounds
- Trails
- Nature Centers
- Equestrian Facility
- Athletic Fields





## Summary of Park Framework

- Comprehensive Plan Language and Deed Restrictions
- Steep Slopes and Environmentally Sensitive Areas
- Adjacent Planned Land Uses
- Eligible Historic District with Significant Cultural Resources
- Public Input
- Needs Assessment

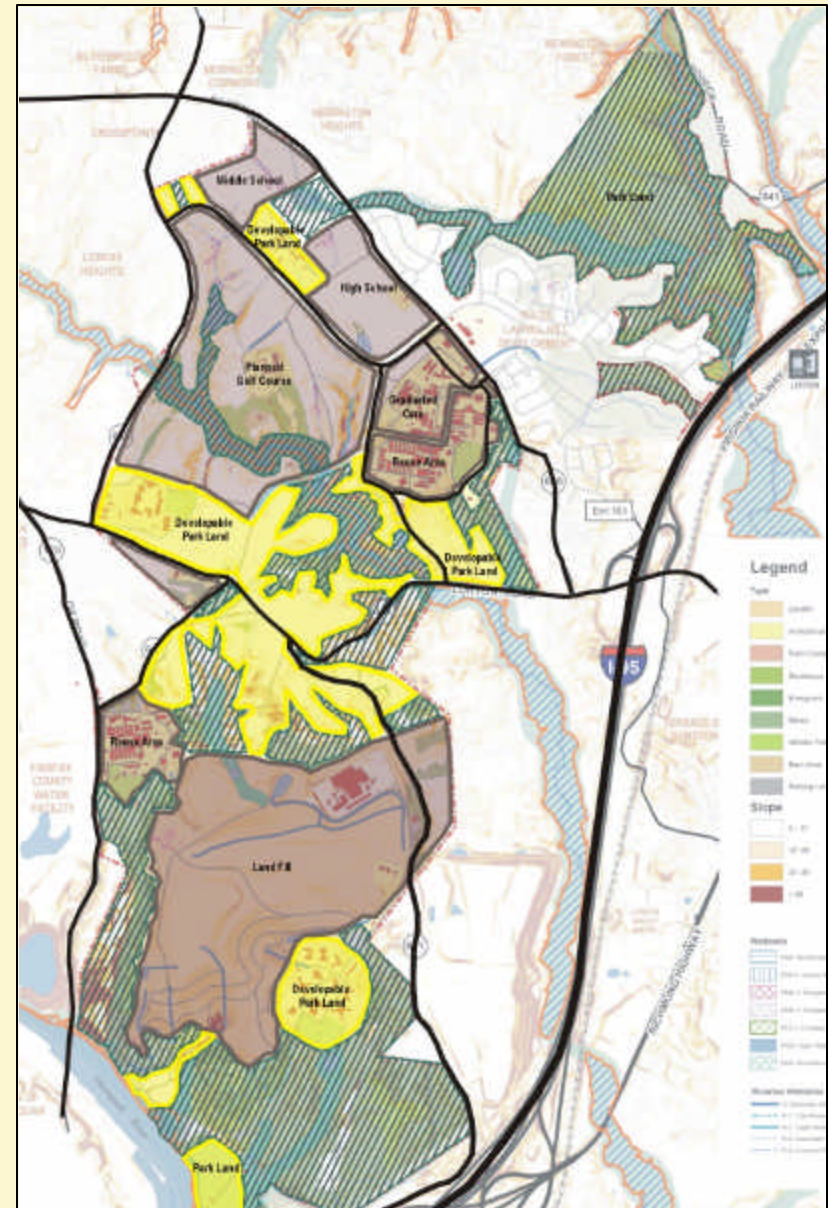
### Total Laurel Hill Land Transfer 2440 Acres

Total County Park Area	1250 Acres*
Golf Course	280 Acres
Protection Areas	600 Acres**
Potential Active Park Areas	370 Acres

\* Includes Youth Center area

\*\* Includes Preservation and Protection Areas

Note: Acreages Approximate





## Summary of the Plan

Conservation Area

Crosspointe Area Park

Active Recreation Area

Golf Course

Giles Run Meadow

Central Green

Nike Heritage Area

Heritage Recreation Area

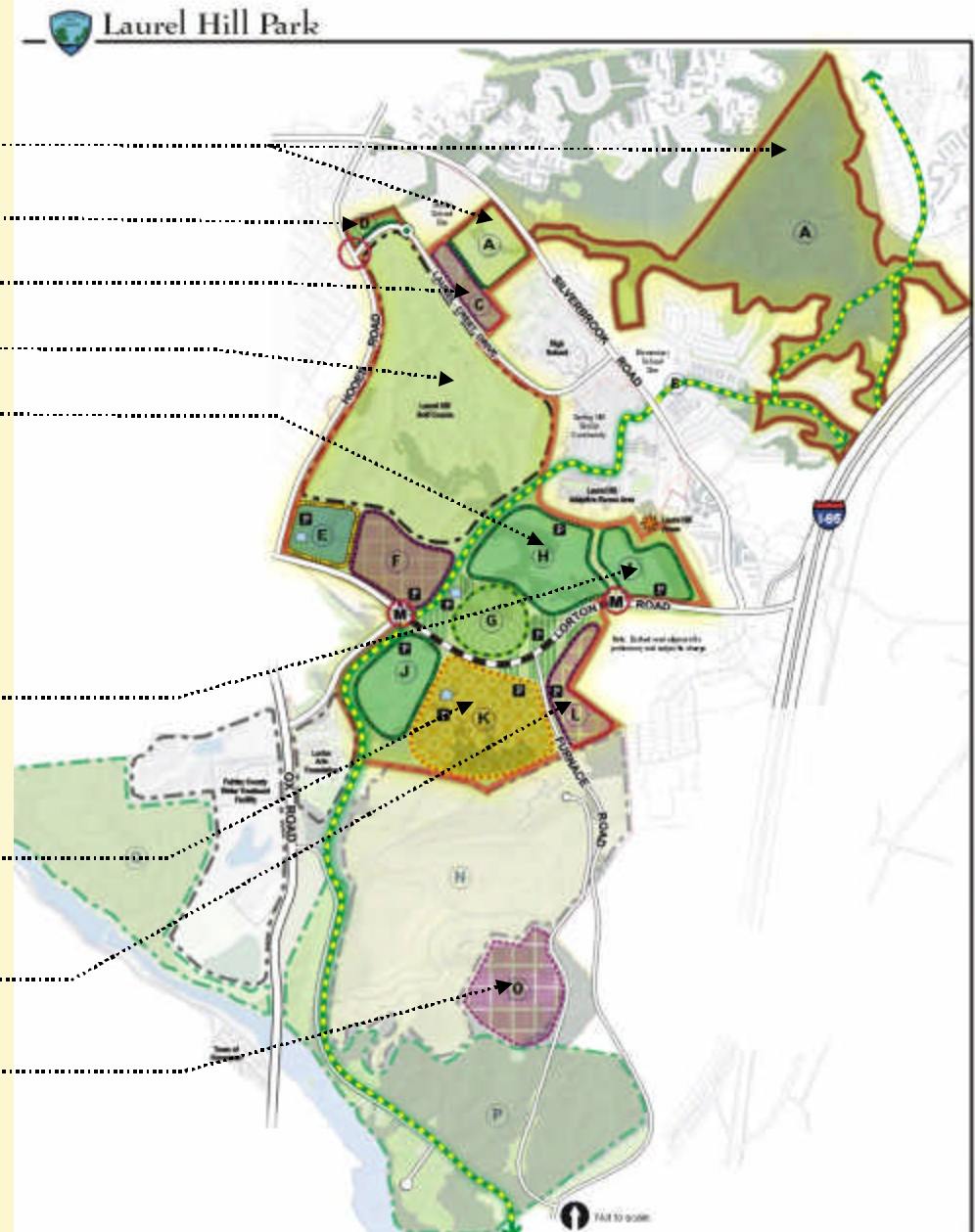
Community Park

Work House Hills Area

Equestrian Center

Recreation Fields

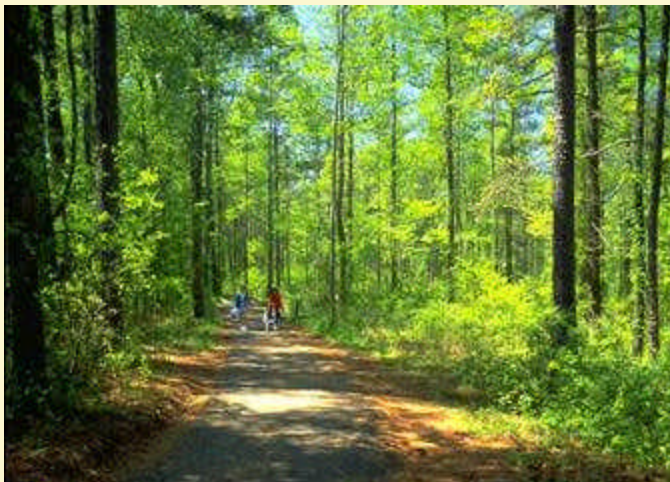
Sports Complex





## Greenway / Trails

- Over 5 Miles of Greenway
- Potential for an Additional 7 Miles of Trails for Equestrian, Bicycling, and Pedestrians
- Links with the Cross County Trail and other county comprehensive plan trails



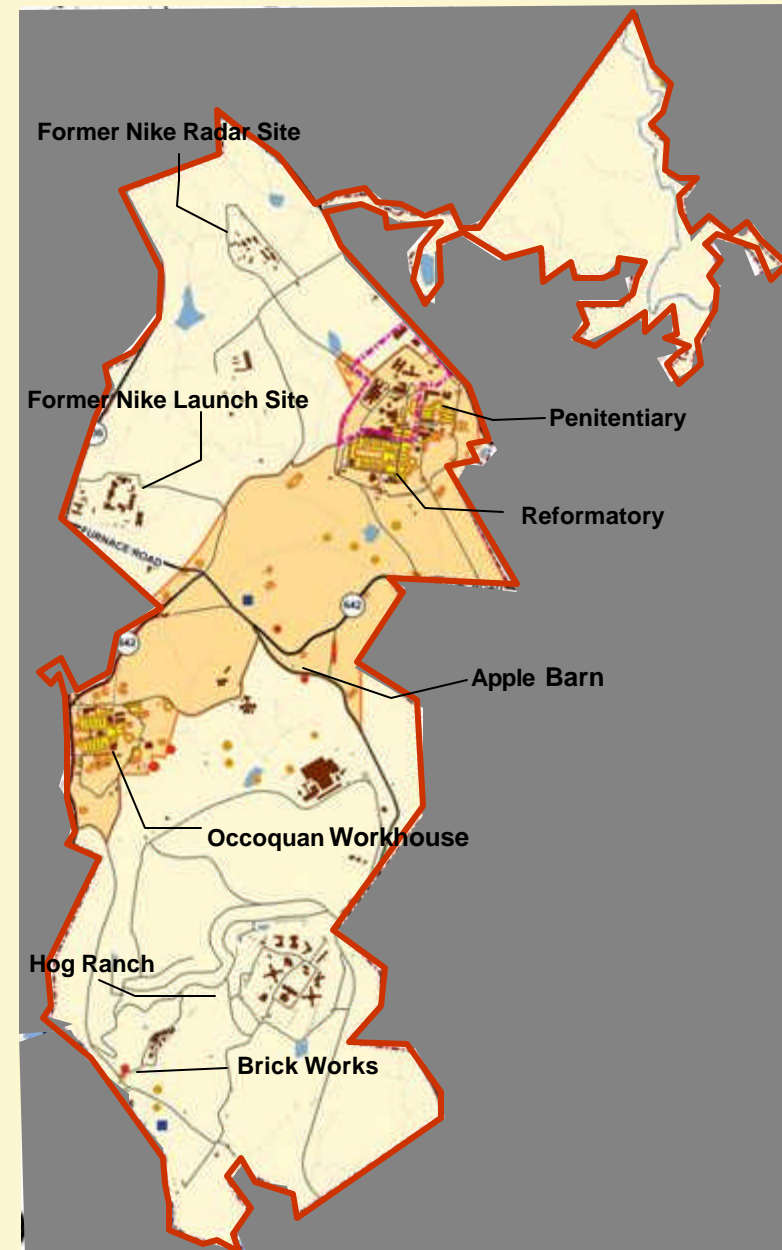
GREENWAY





## Cultural Resources Plan

- Interpret History of Site (Native American through Present)
- Develop Interpretative Plan
- Focus Passive Uses within Historic District
- Recreate Orchards in Key Locations
- Link Various Cultural / Historic Sites with Greenway and Trails
- Conduct Cultural Assessment of Parkland prior to Development to Identify Cultural Resources
- Preserve, Protect and Interpret Cultural Resources on Parkland



# **Laurel Hill Park**

## **Draft Conceptual Development Plan Elements**

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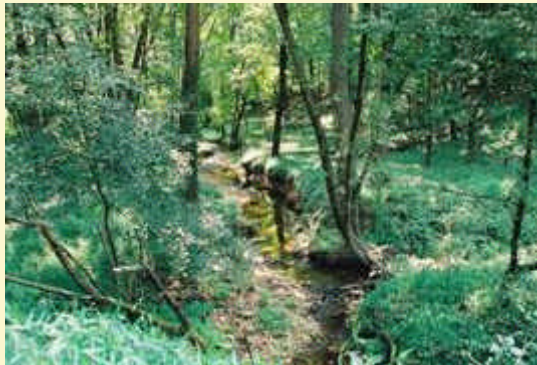
Conservation Area





## Conservation Area

The Northern area of the site is designated as an environmental conservation area preserving existing **woodlands** and habitat. A **Nature Center** with **nature trails** and limited activities are being considered for this area.





## Nike Recreation Area

Utilizing the former Nike missile control site, this park is planned to incorporate rectangular fields and maintained lawn areas for active play. Selected buildings would be retained to be used as park facilities.



## Crosspointe Area Park

This park is planned for the local community next to Hooes Road and incorporates children's tot-lots, and a modest picnic area.



Recreation Fields



Playground



Nike Heritage Area





## Nike Heritage Area

Located at the site of the former Nike Launch facility, this area is planned as a possible **cultural museum complex**. Adaptive re-use of existing structures along with opportunities for outdoor exhibits are proposed for this site.



Cultural Interpretation



Existing Site



**Heritage Recreation Area**





## Heritage Recreation Area

Planned as an **active recreation area** with ball fields, comfort stations, **visitor facilities** and parking being considered, this site takes advantage of the flat terrain and historic landscape character. The area will also include a park maintenance facility.



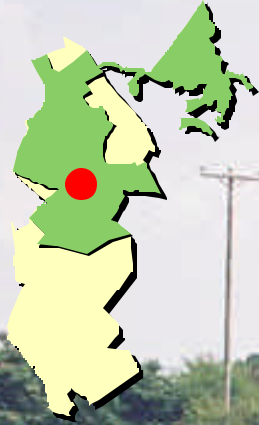
Playfields



Existing Site



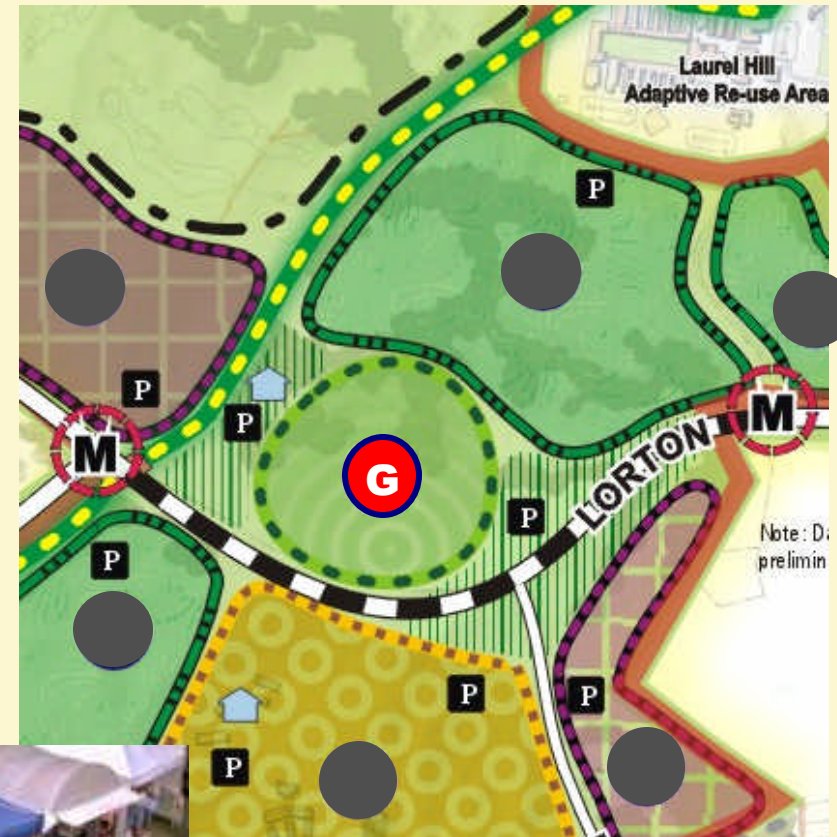
**Central Green**





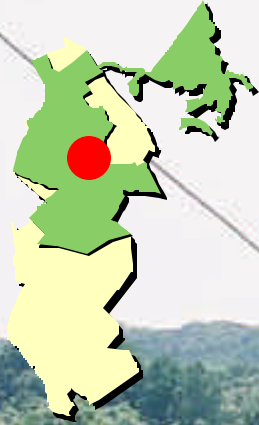
## Central Green

The central green is envisioned as a large **maintained lawn** suitable for a wide range of community activities such as fairs, markets and special events. Also proposed around the green are **pavilions, picnic grounds, children's play areas** and **open meadows** for passive enjoyment.





**Giles Run Meadow**





## Giles Run Meadow

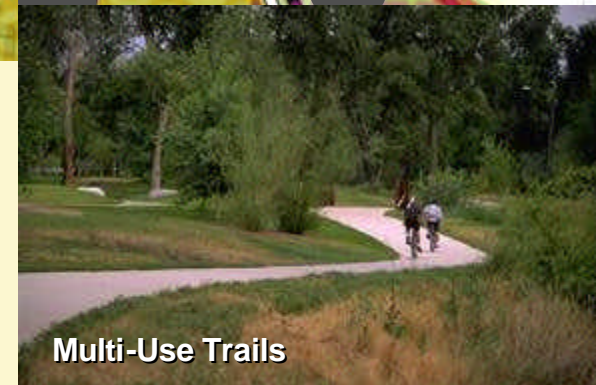
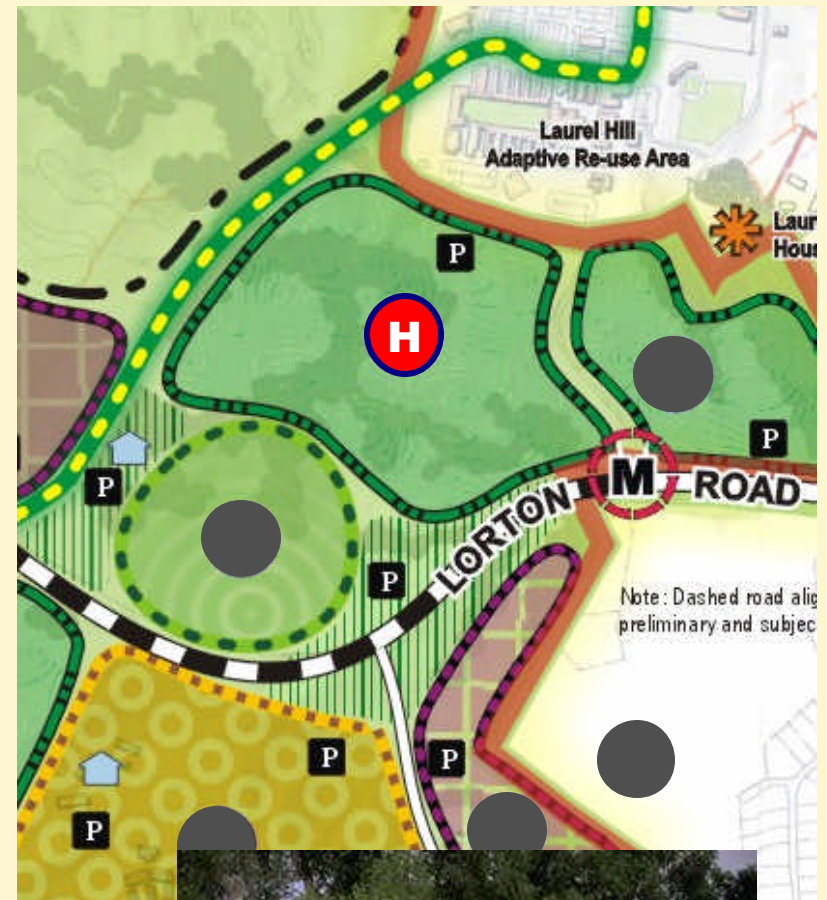
This park is intended as an area for preserving the open meadows intersected with the riparian woodland corridors. Opportunities for fishing, hiking, disc golf and passive recreation are proposed for this park. A Nature/ Visitor Center and camping locations are also being considered within this area.



Disc Golf



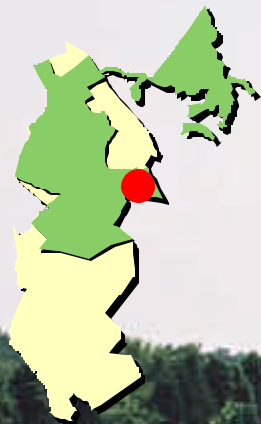
Hiking Trails



Multi-Use Trails



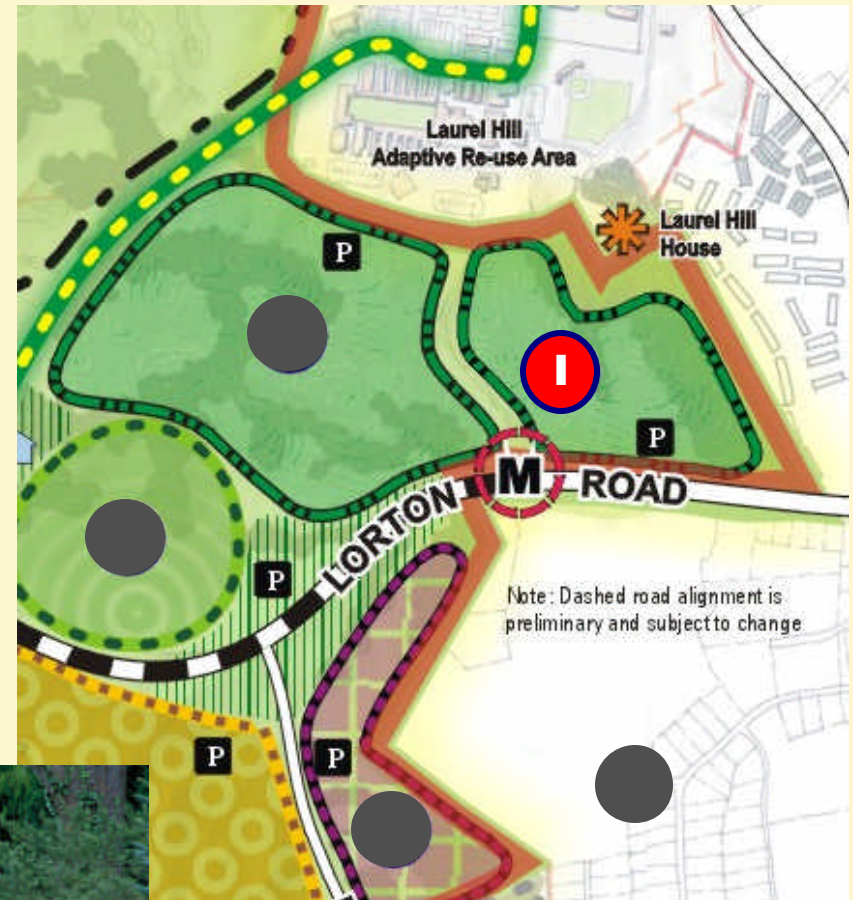
## Community Park





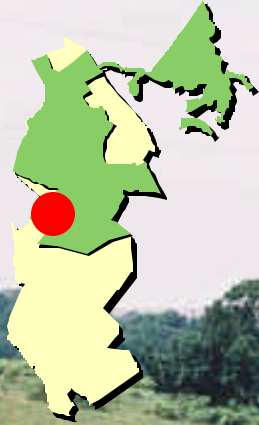
## Community Park

Serving the communities of Shirley Acres and Gunston Corner, the highlights of this proposed park include children's playgrounds, gardens, ball courts, picnic facilities, dog park.





## Workhouse Hills





## Workhouse Hills

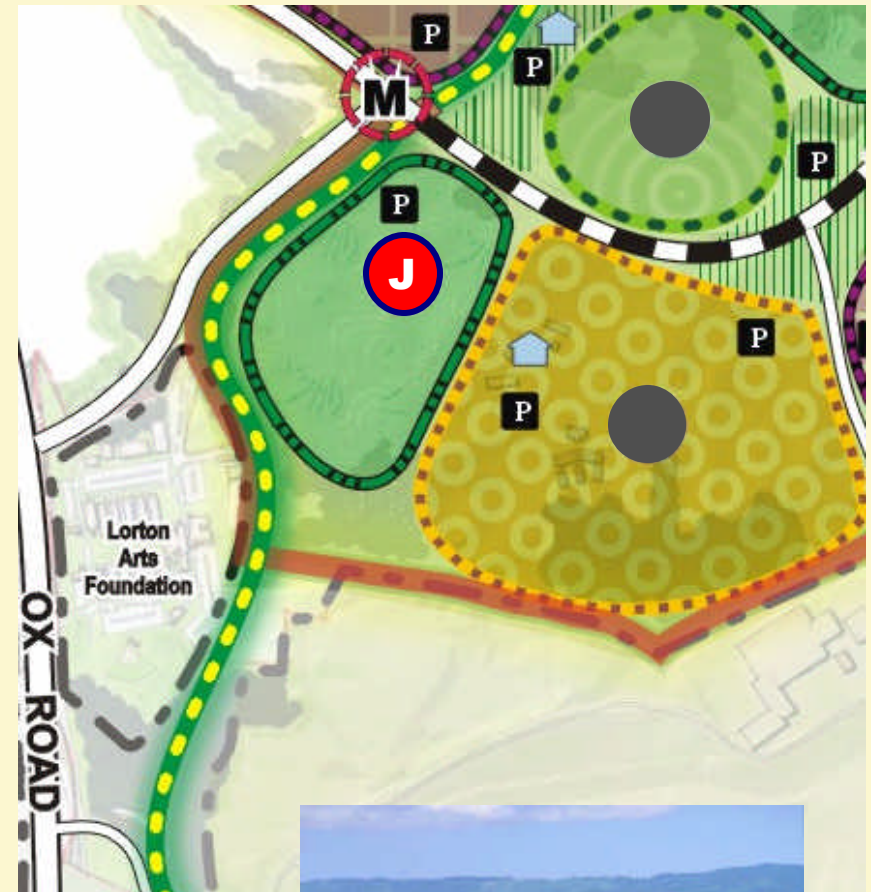
Located within the Lorton Historic District, this park concept is planned with uses that complement the site's pastoral and progressive era farming history. Outdoor art display areas, horse trails, interpretive farm exhibits, community gardens, open meadows and rolling hills would characterize this area. Camping locations are also proposed within this area.



Outdoor Exhibits



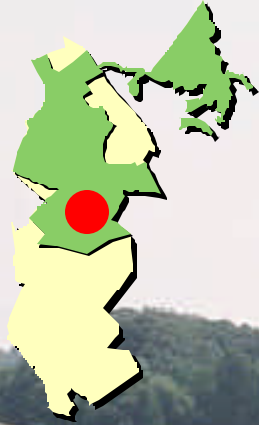
Community Gardens



Meadows



## Equestrian Center





## Equestrian Center

The plan proposes an equestrian center located at the former dairy farm site, offering facilities for riding lessons and a therapeutic riding program. The center will include paddocks, stables, barns, and meadows with horse trails. Camping locations, community gardens and mountain biking opportunities are also being considered within this area.



Meadows



Equestrian Trails



Existing Area





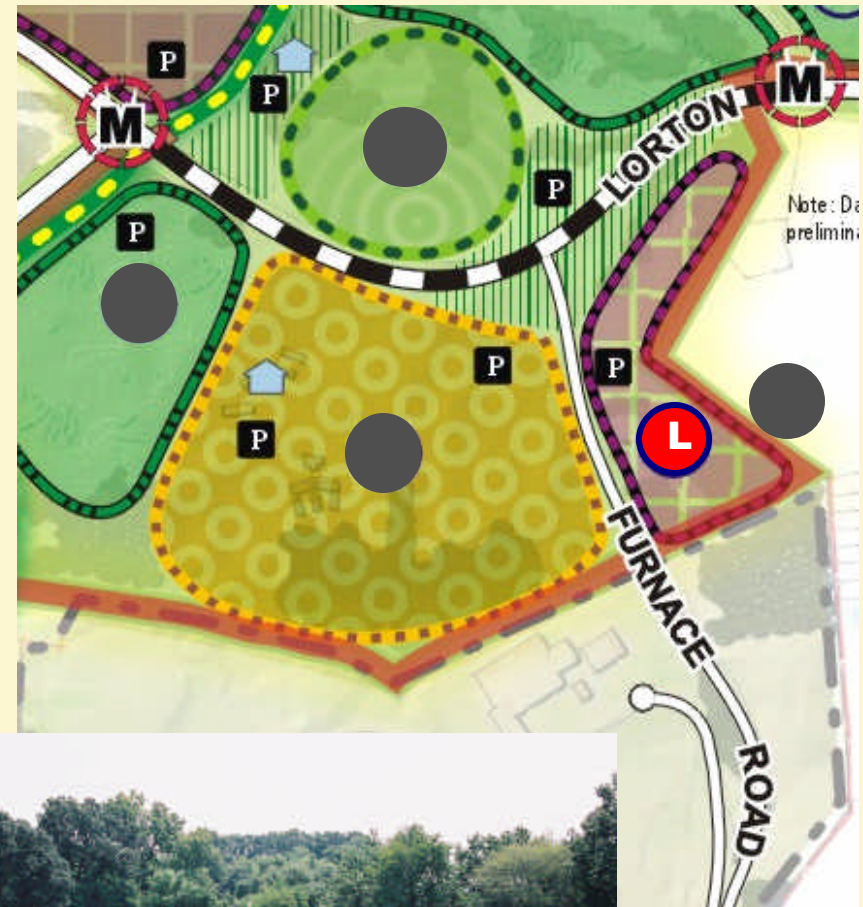
## Apple Orchard Recreation Area





## Apple Orchard Recreation Area

Located behind the proposed orchard area commemorating the historical prison orchards, the rectangular fields are planned to align to the distinctive grid of trees.





Sports Complex



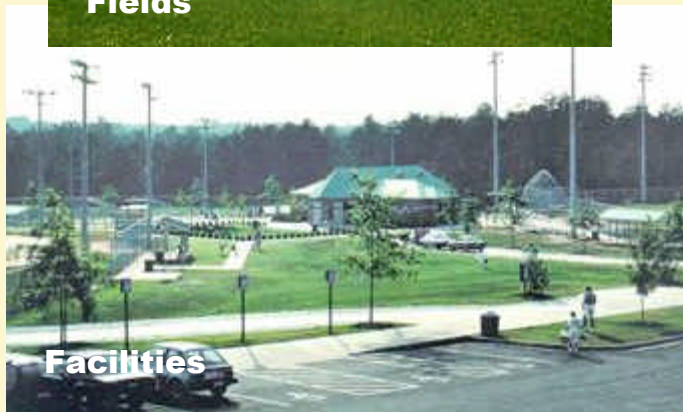


## Sports Complex

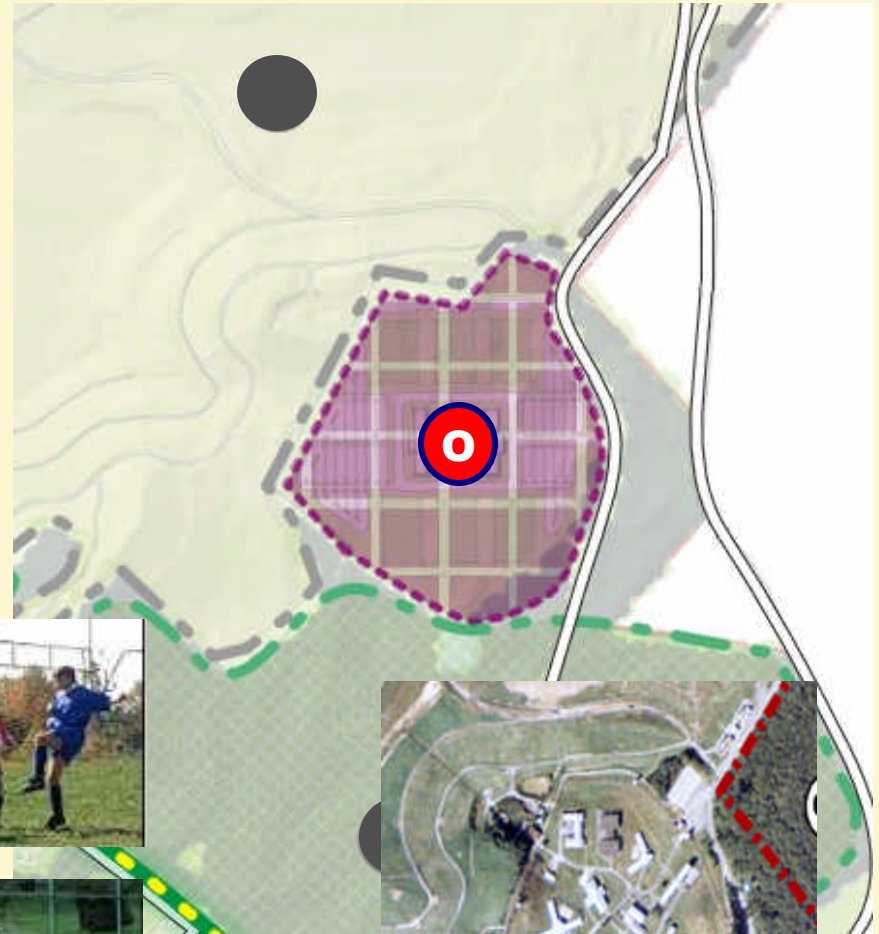
Former youth facility is being considered as an active recreation facility with a combination of **fields** and **indoor uses** in support of youth sports programs and tournaments.



**Fields**



**Facilities**



**Existing**



## Contact Information



### *Written Comments:*

**Lynn Tadlock, Director**  
**Planning & Development Division**  
**Fairfax County Park Authority**  
**12055 Government Center Parkway**  
**Suite 421**  
**Fairfax, VA 22035**

### *E-mail Comments:*

**[parkmail@fairfaxcounty.gov](mailto:parkmail@fairfaxcounty.gov)**

**Comments must be received by close-of-business on June 3, 2004**



## Important Dates / Activities

### ? Master Plan Schedule

? Public Hearing - May 4, 2004

? Public Record Closes - June 3, 2004

? Anticipated Master Plan Approval – June 23, 2004

### ? Planning Commission Review - 2232 Process



# Laurel Hill Park : DRAFT CONCEPTUAL DEVELOPMENT PLAN

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